

City of Arts & Innovation

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JANUARY 5, 2021**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARD: 6**

**SUBJECT: PURCHASE AND SALE AGREEMENT WITH CHRISTOPHER BALDINO AND VALERIE GRACE BALDINO FOR THE SALE OF APPROXIMATELY 13,455 SQUARE FEET OF CITY-OWNED VACANT LAND, LOCATED AT 10271 – 10281 ADOBE AVENUE, FOR THE SALE PRICE OF \$74,000**

## **ISSUE:**

Approve a Purchase and Sale Agreement with Christopher Baldino and Valerie Grace Baldino for the sale of approximately 13,455 square feet of City-owned vacant land, located at 10271 – 10281 Adobe Avenue, for the sale price of \$74,000.

## **RECOMMENDATIONS:**

That the City Council:

1. Approve a Purchase and Sale Agreement for the sale of approximately 13,455 square feet of City-owned vacant land, identified as Assessor's Parcel Number 145-021-006, for the sale price of \$74,000; and
2. Authorize the City Manager, or his designee, to execute the Purchase and Sale Agreement, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction and to expend up to \$6,000 for title, escrow and miscellaneous related closing costs.

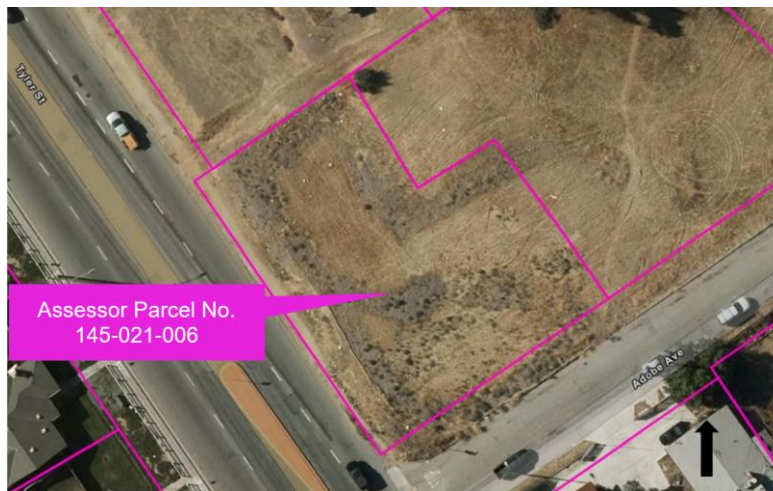
## **BACKGROUND:**

On July 25, 2017, City Council declared Assessor's Parcel Number 145-021-006, which is approximately 13,455 square feet of vacant land, as surplus (Property). The Property was previously improved with two duplexes, which were acquired using Measure A funds and subsequently demolished by the Public Works Department for the now completed Tyler Street Widening Project.

## **DISCUSSION:**

The Property shown in the map below is zoned R-1-7000 and the General Plan Designation is Office. The Property is suitable for development of two single family residences. Below is an

aerial site map of the Property:



No interest was received from any public agencies, nor any affordable housing developers listed with the State's Housing and Community Development Department, following the 60-day offering period as required by government Code Section 54220, et seq. and Assembly Bill 1486.

The Baldinos (Buyer) approached the City with an interest in buying the Property. Staff negotiated the Agreement which allows the Buyer to have up to 20 months from the Effective Date to obtain development entitlements for a residential project and close escrow. The Buyer shall be responsible for all costs associated with the project development entitlements and shall also have up to 12 months to complete construction after the close of escrow. The Buyer accepted the sale price of \$74,000 for the Property and the terms of the Agreement.

The City had the Property appraised, as part of the surplus declaration process, by an independent third-party appraiser which concluded to a value of \$74,000. Staff has reviewed and determined that the sale price represents the current fair market value for the Property and recommends entering into the Agreement.

The Public Works Director concurs with the recommendations in this staff report.

### **FISCAL IMPACT:**

The property is City owned and is being sold for \$74,000 less all title, escrow, and miscellaneous related closing costs for a total cost not to exceed the amount of \$6,000. The estimated net proceeds from the sale is the minimum amount of \$68,000 which shall be deposited into the Measure A Fund, Sale of Land & Buildings account number 0000432-380010.

Prepared by:	David Welch, Community & Economic Development Director
Certified as to availability of funds:	Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Kristi J. Smith, Interim City Attorney

Attachment: Purchase and Sale Agreement